147.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,200 / 877,200
					USE VALUE:	877,200 / 877,200
					ASSESSED:	877,200 / 877,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANNON WILLIAM L
Owner 2:	BANNON LINDA J
Owner 3:	
Street 1:	139 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2387 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5209.000	416,200		461,000	877,200
Total Card	0.120	416,200		461,000	877,200
Total Parcel	0.120	416,200		461,000	877,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.45 /Parcel: 367.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	416,200	0	5,209.	461,000	877,200		Year end	12/23/2021
2021	101	FV	403,900	0	5,209.	461,000	864,900		Year End Roll	12/10/2020
2020	101	FV	403,900	0	5,209.	461,000	864,900	864,900	Year End Roll	12/18/2019
2019	101	FV	294,600	0	5,209.	432,200	726,800	726,800	Year End Roll	1/3/2019
2018	101	FV	304,100	0	5,209.	357,300	661,400	661,400	Year End Roll	12/20/2017
2017	101	FV	304,100	0	5,209.	328,500	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	304,100	0	5,209.	299,700	603,800	603,800	Year End	1/4/2016
2015	101	FV	287,500	0	5,209.	293,900	581,400	581,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11502

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANNING MARGARE	27999-538		12/19/1997		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	731	Redo Bat	16,600					
4/13/2011	273	Redo Bas	23,624					
3/19/2007	158	Siding	15,850			G8	GR FY08	
6/15/2005	590	Addition	128,000	C		G7	GR FY07	12X26 23 STY, NEW

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009	Meas/Inspect	345	PATRIOT
5/1/2006	Permit Visit	BR	B Rossignol
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

96728

GIS Ref

GIS Ref

Insp Date

05/07/18

!11502!

PRINT

Date	Time
12/30/21	12:37:41

LAST REV

Date	Time
06/12/18	11:49:48
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5209		Sq. Ft.	Site		0	80.	1.11	9									461,017						461,000	

Total AC/HA:	0.11958	Total SF/SM:	5209	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,017	Spl Credit		Total:	461,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14715910
Const Adj.:	0.98990101
Adj $ / SQ:	147.625
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466628
Depreciation:	50396
Depreciated Total:	416232

COMMENTS

PDAS.. OF=2ND SINK IN FBATH & BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

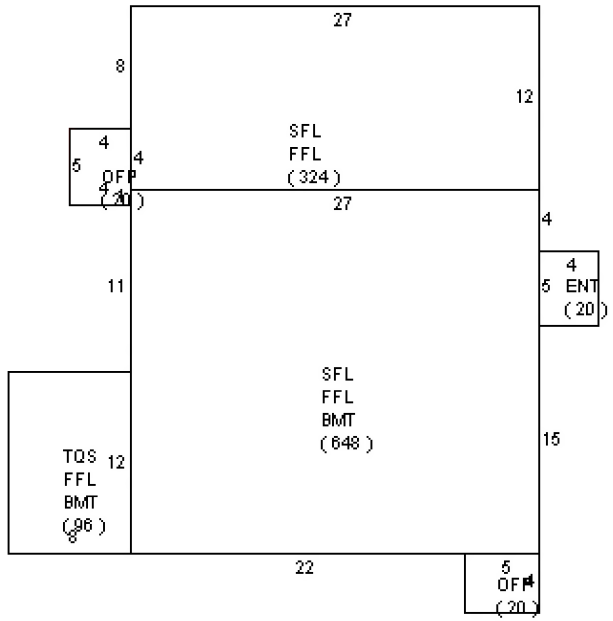
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.62
Special Features:	0	Val/Su Net:	142.73
Final Total:	416200	Val/Su SzAd	197.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	147.620	157,663
SFL	Second Floor	972	147.620	143,491
BMT	Basement	744	63.950	47,580
TQS	3/4 Story	72	147.620	10,629
OFP	Open Porch	40	43.560	1,742
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,916			Total:	361,628
Size Ad	2112	Gross Area	2940	FinArea	2387

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	37	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X11	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	